

N/F  
ALINA HOSPITALITY, LP  
CALLED 1.482 ACRES  
(VOLUME 8417, PAGE 207)  
ZONED: PD-B

HUDSON at  
UNIVERSITY  
PHASE TWO  
(VOL. 11746, PG. 235)

N/F  
ALINA HOSPITALITY, LP  
(VOLUME 8417, PAGE 207)  
LOT 6R, BLOCK ONE  
3.117 AC.  
ZONED: PD-B

**STOP!**  
CALL BEFORE YOU DIG  
TEXAS ONE CALL SYSTEM  
1-800-245-4543  
(AT LEAST 72 HOURS PRIOR TO DIGGING)  
WARNING: THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES  
PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES  
TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.

- SYMBOL & LINE LEGEND**
- PP POWER POLE
  - LP LIGHT POLE
  - WV WATER VALVE
  - WM WATER METER
  - BFP BACKFLOW PREVENTOR
  - ET ELECTRICAL TRANSFORMER
  - PB ELECTRICAL PULL BOX
  - EM ELECTRICAL METER
  - GM GAS METER
  - MH MANHOLE
  - C.O. CLEANOUT
  - FH FIRE HYDRANT
  - TP TELEPHONE PEDESTAL
  - AI AREA INLET
  - JB JUNCTION BOX
  - PV POST INDICATOR VALVE
  - CI CURB INLET
  - PL PROPERTY LINE
  - EL EASEMENT LINE
  - SS SOLID SOD AREAS  
(TIF 419 BERMUDA)
  - CB COMMON BERMUDA  
SEEDING AREAS

- PLAN NOTES:**
- REFER TO SHEET C0.1 & C0.2 FOR MISCELLANEOUS CONSTRUCTION NOTES.
  - REFER TO SHEET C1.4 FOR UTILITY INFORMATION & SLEEVING LOCATIONS.

**LANDSCAPE REQUIREMENTS**

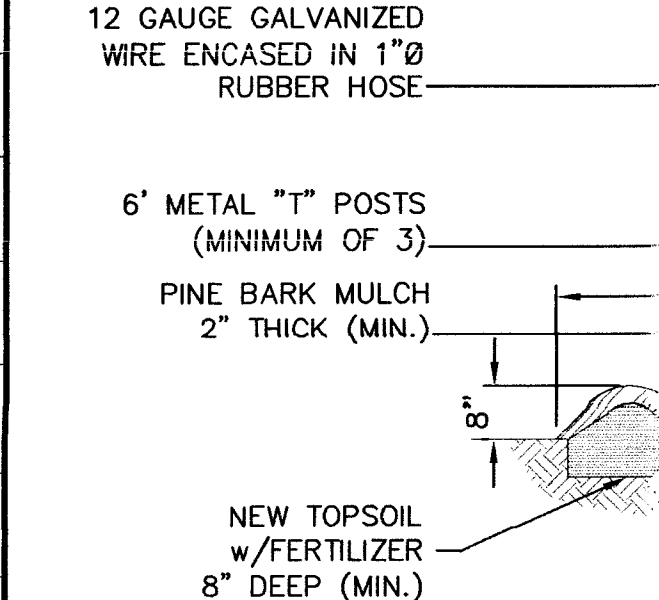
**LANDSCAPING AREA:**  
STANDARD DEVELOPED AREA = 79,976 SQ.FT.  
79,976 x 15% = 11,996 SQ.FT.  
REQUIRED LANDSCAPING AREA = 11,996 SQ.FT.  
PROVIDED LANDSCAPING AREA = 12,495 SQ.FT.

**TREE REQUIREMENT:**  
MINIMUM 50% TREES OF REQUIRED AREA  
11,996 x 50% = 5,998 SQ.FT.  
PROVIDED TREE AREA = 10,800 SQ.FT.

**CANOPY TREE REQUIREMENT:**  
MINIMUM 50% CANOPY TREES OF REQUIRED TREES  
5,998 x 50% = 2,999 SQ.FT.  
PROVIDED CANOPY TREE AREA = 4,200 SQ.FT.

LANDSCAPE SCHEDULE							
SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME	TYPE	NOTES	TOTAL SQ.FT.
	8	>3" CALIPER	QUERCUS VIRGINIANA	LIVE OAK	CANOPY TREE	45 GALLON 35' MIN. SPACING	2,800
	7	1.5" TO 3" CALIPER	TAXODIUM DISTICHUM	BALD CYPRESS	CANOPY TREE	45 GALLON 20' MIN. SPACING	1,400
	38	(MULTI-TRUNK)	LAGERSTROEMIA INDICA	CREPE MYRTLE	ORIENTAL NON-CANOPY TREE	15 GALLON (COUNTRY RED)	5,700
	6	> 1.25" CALIPER	ILEX OPACA SAVANNAH	SAVANNAH HOLLY	(TREE FORM) NON-CANOPY TREE	30 GALLON	900
	98	5 GALLON	ILEX CORNUTA BURFORDI-NANA	DWARF BURFORD HOLLY	SHRUB	4' O.C.	980
	39	3 GALLON	NANDIRA DOMESTICA "COMPACTA"	COMPACT NANDINA	SHRUB	3' SPACING (18" HEIGHT)	390
	16	5 GALLON	JUNIPERUS CHINENSIS	SEAGREEN JUNIPER	SHRUB	4' O.C.	160
	16,453 SQ.FT.	N/A	CYNODON DACTYLON	BERMUDA BLOCK SOD	GROUND COVER	BLOCK SOD	165 <15%

- TREE PLANTING NOTES:**
- STAKE ABOVE FIRST BRANCHES OR AS NECESSARY TO PREVENT SLIPPING OF RUBBER HOSES.
  - PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.

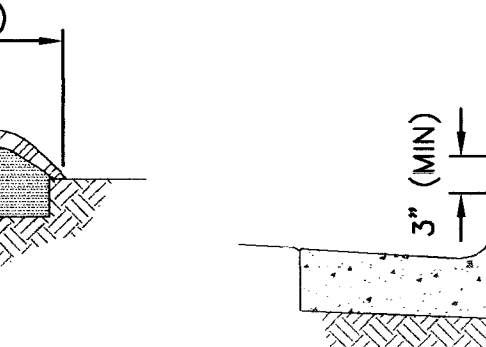


**TREE PLANTING**  
N.T.S.

HUDSON at  
UNIVERSITY  
PHASE TWO  
(VOL. 11746, PG. 235)

N/F  
ALINA HOSPITALITY, LP  
(VOLUME 8417, PAGE 207)  
LOT 6R, BLOCK ONE  
4.764 AC.  
ZONED: PD-B

1/8"x4" STEEL EDGE,  
COLOR SPECIFIED BY OWNER  
(OPTIONAL, EXCEPT AT  
CURBS & SIDEWALKS)



**SHRUB PLANTING**  
N.T.S.

**LANDSCAPING NOTES:**

- THE LANDSCAPE PLAN PRESENTED WAS PREPARED BY RME CONSULTING ENGINEERS (RME). RME IS NEITHER A LICENSED LANDSCAPE ARCHITECT NOR IRRIGATOR. THIS PLAN WAS PREPARED FOR THE SOLE PURPOSE TO MEET THE CITY OF BRYAN (COB) SITE DEVELOPMENT ORDINANCE AND OBTAIN DEVELOPMENT PERMITS. ANY CHANGES MADE TO THIS PLAN SHALL BE SUBMITTED TO THE COB DEVELOPMENT SERVICES DEPARTMENT FOR REVIEW AND APPROVAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. ANY DISCREPANCIES BETWEEN QUANTITIES ON THE PLAN AND THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING.
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO ITS EXISTING CONDITIONS OR BETTER.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROPOSED PARKING ISLANDS PRIOR TO PLACEMENT OF TOPSOIL AND PLANTING, INCLUDING CONCRETE, ASPHALT, LIMESTONE BASE MATERIAL, OR COMPACTED STABILIZED EARTH.
- THE CROWN OF ALL PLANTS SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING OR ADDING TOP SOIL, AS NEEDED, FOR THE INCLUSION OF THE SOIL AMENDMENTS, AS NEEDED, IN THE PREPARED GROUND COVER BEDS.
- ALL SINGLE TRUNK TREES ARE TO BE STAKED; HOSE AND GUY WIRES OVERLAPPED.
- COVER AREAS TO BE PLANTED WITH 3" APPROVED ORGANIC MATTER, 2" PINE BARK MULCH, AND 13-13-13 FERTILIZER AT THE RATE OF 5 LBS./100 SQFT. OF BED AREA.
- ALL DISTURBED AREAS, NOT DESIGNATED TO BE BLOCK SODDED, SHALL BE SEEDDED WITH EITHER BERMUDA (2 LBS./1,000 SQ.FT.) FROM MARCH 15 TO SEPTEMBER 15 OR BERMUDA/RYE GRASS MIX (2 LBS./5 LBS. PER 1,000 SQ.FT.) FROM SEPTEMBER 16 TO MARCH 14.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TREES AND SHRUBS THAT WILL MEET BOTH MINIMUM SIZE AND SPACING FOR TREE AND ZONING ORDINANCE COMPLIANCE. FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL LANDSCAPING SHALL BE INSTALLED.
- ALL TREES, SHRUBS AND PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- PRUNING: THIN BRANCHES AND FOLIAGE (NOT ALL END TIPS) BY 1/3, RETAINING NORMAL PLANT SHAPE; NEVER CUT EVERGREEN LEADERS.
- THE TOP OF ALL ROOT BALLS SHALL BEAT THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITIES PRIOR TO PLANT INSTALLATION AND SHALL BE RESPONSIBLE FOR ANY DAMAGES DUE TO LANDSCAPE OPERATIONS.
- TOPSOIL SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND USED FOR BACKFILLING ALL PITS FOR PLANTS. AVERAGE TOPSOIL MIXTURE SHALL CONSIST OF THREE (3) PARTS GOOD GARDEN SOIL, 1/2 PART PEAT MOSS, 1/2 PART MANURE OR BONE MEAL, AND ONE (1) POUND LIME PER CUBIC YARD.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY CONDITION FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER AND THE CITY OF BRYAN.
- ALL PLANT MATERIAL SHALL BE MULCHED WITH A MINIMUM 4" LAYER OF HARDWOOD BARK MULCH (UNLESS OTHERWISE SPECIFIED). PROVIDE MINIMUM 10" DIAMETER MULCH RING AROUND EXISTING TREES TO REMAIN, TYPICAL.
- MINIMUM TREE SIZE AT PLANTING IS SPECIFIED ON THE PLAN (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND BE THE MINIMUM SIZE SPECIFIED ON THE PLAN.
- ALL STRAPPING MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT, AND THE TOP 1/3 OF THE BURLAP MUST BE REMOVED FROM THE ROOT BALL.
- THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED AREAS.
- IN THE EVENT THAT PLANTING BEDS AND MULCH ARE REQUIRED, THE LANDSCAPE CONTRACTOR SHALL INSTALL BLACK FABRIC MESH UNDER THE MULCH TO PREVENT WEED GROWTH.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS UNTIL THE LATER OF: (i) THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS, OR (ii) THE DATE THAT THE FACILITY TO THE PUBLIC FOR BUSINESS.
- NO TREE PLANTING SHALL BE WITHIN 10 LATERAL FEET OF AN OVERHEAD UTILITY WIRE OR WITHIN 5 LATERAL FEET OF AN UNDERGROUND PUBLIC UTILITY LINE (ORDINANCE 62-431).

**IRRIGATION NOTES:**

- IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL NEW PLANTED AND LANDSCAPED AREAS. THIS IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.
- THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE CHECK BACK FLOW DEVICE.
- ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION.
- INSTALLATION PVC (SCH 40) SLEEVING SHALL BE COORDINATED WITH THE CONTRACTOR AND ALL SLEEVING SHALL EXTEND A MINIMUM OF 24" PAST THE CURB OR SIDEWALK WHERE APPLICABLE.
- THE CONTRACTOR'S IRRIGATOR SHALL SUBMIT AN IRRIGATION PLAN TO THE OWNER FOR REVIEW AND APPROVAL. THE IRRIGATION PLAN SHALL DEMONSTRATE THAT THE IRRIGATION SYSTEM WILL SUFFICIENTLY SUPPLY ALL WATER NEEDS TO THE NEWLY PLANTED LANDSCAPING AND GROUND COVER AND MEET ALL INITIAL WATERING NEEDS FOR VIABLE ESTABLISHMENT AND GROWTH OF PLANTINGS.
- THE CONTRACTOR SHALL COORDINATE ALL SLEEVING REQUIRED FOR PUBLIC AND PRIVATE UTILITIES AND IRRIGATION AS DIRECTED BY THE DEVELOPER.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM SUFFICIENT TO MEET LOCAL JURISDICTIONAL REQUIREMENTS OR SHALL BE SUFFICIENT TO PROPERLY IRRIGATE THE LANDSCAPING AND GRASS AREAS LOCATED IN THE FRONT YARD AND SIDE YARDS ADJACENT TO THE PARKING LOT.

CURVE TABLE					
CURVE	RADIUS	DELTA	CURVE LENGTH	CHORD BEARING	LENGTH
C1	50.00'	66°31'15"	58.05'	S 13°9'46" W	54.84'
C2	25.00'	20° 14' 15"	8.83'	S 48°38'42" E	8.78'



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BRYAN, TX 77803

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**PRELIMINARY  
90% COMPLETE  
ISSUED FOR  
REVIEW ONLY  
2/5/14**

**LANDSCAPE PLAN & DETAILS**

FOR THE  
**CANDLEWOOD INN & SUITES  
3021 PLAZA CENTRE COURT  
BRYAN, TX**

LOT 7R, BLOCK ONE - HUDSON at UNIVERSITY, PHASE TWO  
BRAZOS COUNTY, TEXAS

**CLIENT INFORMATION**  
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FILENAME: 0506LP1A SCALE: 1"=20'  
SUBMITTED DATE: 2/5/14

DRAWN BY: R.A.M. CHECKED BY: R.A.M.  
FIELD BOOK: N/A PAGES: N/A

RME CONSULTING ENGINEERS  
CLIENT NO. PROJECT NO.  
**289 - 0506**

**L1.0**  
SHEET 15 OF 15

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Development Services